

89 acres/36.01 hectares

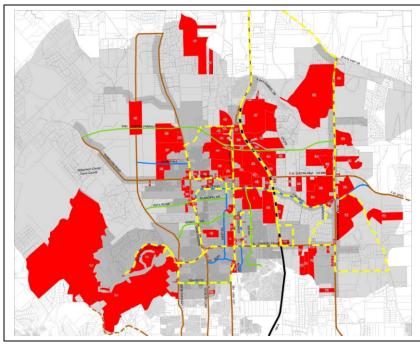
183-A access west

Utilities

Greenfield

Leander Smart Code, Planned Unit Development (PUD) Overlay

Mr. Robert Higginbotham 4800 Greystone Austin TX 78731 (512) 836-9654 phone (512) 836-7234 facs capitol@austin.rr.com or Ms. Belinn Higginbotham (512) 422-8900 mobile



| Property | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------|--|
| Total Acreage: 89 acres/36 hectares | Мар | Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. U, V | | | | | |
| | | | | | | | |
| Location | | | | | | | |
| City: Leander | Cou | County: Williamson | | | | | |
| Address/Directions: 9880 183-A, Lea quarter mile west of CR 270 and one- | nder TX 7864 quarter mile n | 1 (are | ea immediate of the "L" cu | ely east of 18 urve on CR 26 | 3-A along 59) | ng the North Fork of Brushy Creek, one- | |
| Within City Limits: Yes | Distance from City Limits: Not Applicable | | | | | | |
| Distance to US Highways: Immediate Distance to Interstate Highways: 11 | | Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay | | | | | |
| General Site Information | | | | | | | |
| Previous Use of Site: Farm Land General Co | | | Jition: Dimensions: 2,945 | | | x 2,370 feet/898 x 722 meters | |
| Soil Composition (based upon USDA, Soil Conservation Service, Williamson County, Issued January of 1983): Denton-Eckrant-Do shallow and very shallow, calcareous, clayey, cobbly, and stony sindurated fractured limestone or limey earths; on uplands with 1 to | | | | : moderately Is formed in | • | Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete | |
| Adjoining Acreage Available: Yes | Can Site Be Divided: Yes | | | | | Lot Size: Negotiable | |
| | | | | | | | |
| Improvements | 1 | | | | | | |
| meters | | | | Pacific, Southern Pacific, Capital Metro Commuter Rail | | | |
| Proximity to Port(s): Three (3) hours to Port of Houston Other Improvements: Topography and accessibility are attributes of this prope with a house, barns and water well | | | | | | | |
| Fenced: Yes Landscaped: No | | | | | | | |
| | | | | mercial, Retail and Residential | | | |
| Deed Restriction(s): Yes Covenants: Yes | | | | | | | |
| | | | | | | | |
| Utilities | | | | T | | | |
| City of Leander Services: Department of Engineering, (512) 528-2700 | Water - Size of Nearest Line: 4 & 12 inch/10.2 & 30.5 cm one-quarter mile (402 m) southeast & one- half mile (805 m) west Pressure: 65 psi/448.2 kilopascal | | | Sewer - Size of Nearest Line: 21 inch/53.3 cm .25 miles (402 meters) west | | | |
| Electric Service: Pedernales Electric Cooperative (PEC) | Phone: (830 868-6041 | 0) | Facs: (512 | 2) 268-0328 | Email: | Trista.fugate@peci.com | |
| Natural Gas Service: ATMOS Energy, (512) 310-3810 | Size of Near Line: 6 inch/15.2 cn Poly II | n | | ssure: Intermediate Pressure located 1.5 miles/2.4 km west of property /est South Street | | | |
| Telecommunication Service: AT&T and/or SuddenLink | 870-4430 an | Phone: (512) 870-4430 and/or (979) 595-2424 | | | | nail: mm2741@att.com and/or ee.Bethany@suddenlink.com | |
| Solid Waste Disposal: Clawson Disposal, Inc. | Phone: (512) 259-1709 | | Facs: (51) | Facs: (512) 746-5807 Ema | | nail: clawsondisp@earthlink.net | |
| Sales Information | | | | | | | |
| Contact: Robert F. Higginbotham or Ms. Belinn Higginbotham | Phone: (512) 836- 9654 or (512) 422- 8900 | (512) 836- 9654 or (512) 422- | | Email: capitol@austin.rr.c | | Web Site: Not Applicable | |
| Sales Price: Negotiable | • | Lea | ase Price: N | ot Applicable | • | | |
| Comments: Access to 183-A and top | ography are t | he str | rengths of th | nis property. | Hill cour | ntry with mature oaks and gentle slope. | |